



NORTH TURKEYFOOT INDUSTRIAL PARK FACT SHEET

North Turkeyfoot Industrial Park is a 34.3 acre industrial park available for light industrial use. The park is located within the Akron-Coventry Township Joint Economic Development District (JEDD) on North Turkeyfoot Road, approximately .5 miles from the interstate system via South Main Street. Akron-Canton, Cleveland Hopkins International and Akron Fulton Municipal airports are all within 10 to 30 miles from this site. Quality industrial/office park setting to generate long term job growth in the City of Akron. Land is not available for speculation/resale.

LAND AVAILABILITY

- ❖ Approximately 13 acres remain for industrial development. Parcels configured to suit (2-10 acres).

DEVELOPMENT STANDARDS

- ❖ Zoned C-1 Commercial-Industrial in Coventry Township.
- ❖ Quality development standards in building materials, signage and site improvements must be maintained. The design guidelines are available in the <http://www.ci.akron.oh.us/planning/common/programs/northturkeyfoot.htm>
- ❖ Acceptable building lot coverage is targeted at 20-30 percent, providing for planned development and future expansion

INFRASTRUCTURE IMPROVEMENTS AND UTILITIES

- ❖ All utilities and necessary public streets will be provided by the City of Akron without assessment to property owner:
 - ✓ Electricity: FirstEnergy Service Provider
 - ✓ Gas: Dominion East Ohio Gas Company—Main Size 6"
 - ✓ Water: City of Akron—Main size 12"
 - ✓ Sewer: City of Akron—Main size 8"
 - ✓ Telecom: Time Warner fiber accessible on N. Turkeyfoot Road, an aerial fiber build-out would be necessary for new location.

PURCHASE PRICE

- ❖ Land sale price of \$25,000/acre
- ❖ City offers either conveyance for cash at closing or financing through a 20-year capitalized ground lease agreement with deed transfer for \$1.00 at the end of the term. Option to purchase for unpaid principal balance at any time during the lease term.
- ❖ Cooperative marketing arrangements with real estate brokers.



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